



1" = 200'

GENERAL NOTES

- All materials and construction shall conform to City of McKinney Standards and Specifications.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth. Contractor shall provide a trench safety plan.
- The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
- It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project.
- All dimensions are to the face of curb or edge of building.
- See Architectural Plans for exact building and related sidewalk dimensions.
- All parking spaces are 9'x18' unless noted otherwise.
- All paving and earthwork operations shall conform to the recommendations in the Geotechnical Investigation Report.
- Contractor shall install handicap signage adjacent to back of curb at all handicap parking spaces.
- Fire lanes shall be striped in accordance with the City of McKinney.
- Standards, Contractor shall install traffic control for any work within city.
- R.O.W. traffic control shall conform to part VI of the "Texas Manual on Uniform Traffic Control Devices" The Contractor shall contact NTMWD line & locates at (469) 626-4569 at least 72 hours prior to performing work in the vicinity of the NTMWD facilities.

CITY SITE PLAN NOTES

- The proposed lighting for the subject property will be in conformance to the requirements of Chapter 58 of the City of McKinney Code of Ordinances.
- The sanitation container screening walls will be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the City of McKinney design specifications.
- Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.

Notes:
 1. No floodplain exists on the site.
 2. Site Plan is for informational purposes only, it is not a construction document.

LEGEND

- FIRELANE, ACCESS & UTILITY EASEMENT
-
- POWER POLE
- LIGHT POLE/STANDARD GUY WIRE ANCHOR
- BOLLARD
- SIGNPOST
- OVERHEAD POWER LINE CONTROL MONUMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROP. FDC

SHEET 1 OF 4
 CONCEPT PLAN

WESTRIDGE 12 ADDITION

BLOCK A, LOTS 1 - 7
 IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 147
 523,652 Sq. Ft./12.021 Acres (Gross)
 517,035 Sq. Ft./11.869 Acres (Net)
 Current Zoning: PD-2001-02-024
 ENGINEER / SURVEYOR: Spiards Engineering, Inc.
 765 Custer Road, Suite 100
 Plano, TX 75024
 Telephone: (972) 422-0077
 TBPE No. F-2121
 Contact: David Bond
 OWNER / APPLICANT: Westind Group, LP
 4617 Quite Circle
 Plano, TX 75024
 Telephone: (248) 345-3818
 Contact: Shiva Kondu

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Site Data Summary Table

General Site Data	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7
Zoning	PD-2001-02-024	PD-2001-02-024	PD-2001-02-024	PD-2001-02-024	PD-2001-02-024	PD-2001-02-024	PD-2001-02-024
Land Use	Convenience Store with Gas Pumps	Grocery Store	Restaurant with Drive-Thru	Retail	Restaurant with Drive-Thru	Restaurant with Drive-Thru	Retail
Lot Area Net (SF)	64,303	111,989	39,051	173,485	32,676	29,091	66,436
Lot Area Net (Ac)	1.476	2.571	0.896	3.983	0.750	0.668	1.525
Building Footprint Area	4,088	24,000	2,186	33,600	2,186	2,186	9,800
Total Building Area	4,088	24,000	2,186	33,600	2,186	2,186	9,800
Building Height	1 Story- 35' Max	1 Story- 35' Max	1 Story- 35' Max	1 Story- 35' Max	1 Story- 35' Max	1 Story- 35' Max	1 Story- 35' Max
Lot Coverage	6.4%	21.4%	5.6%	19.4%	6.7%	7.5%	14.8%
Floor Area Ratio	0.0636:1	0.2143:1	0.0560:1	0.1937:1	0.0669:1	0.0751:1	0.1475:1
Parking							
Parking Ratio	1 per 250 SF	1 per 200 SF	1 per 150 SF	1 per 200 SF	1 per 150 SF	1 per 150 SF	1 per 200 SF
Parking Required	17	120	15	168	15	15	49
Parking Provided	23	131	33 + 6 Stack	169	18 + 6 Stack	21 + 6 Stack	49
Accessible Parking Required	1	5	2	6	1	1	2
Accessible Parking Provided	2	8	2	8	2	2	4
Impervious Area							
Impervious Area	39,562	95,840	23,034	119,045	22,292	19,227	42,469

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SHEET 2 OF 4
CONCEPT PLAN

WESTRIDGE 12 ADDITION

BLOCK A, LOTS 1 - 7
IN THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
COLLIN COUNTY SCHOOL LAND SURVEY, ABST. NO. 147

523,652 Sq. Ft./12.021 Acres (Gross)
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Current Zoning: PD-2001-02-024

ENGINEER / SURVEYOR Spiars Engineering, Inc. 765 Custer Road, Suite 100 Plano, TX 75075 Telephone: (972) 422-0077 TBPE No. F-2121 Contact: David Bond	OWNER / APPLICANT Westind Group, LP 4617 Quite Circle Plano, TX 75024 Telephone: (248) 345-3818 Contact: Shiva Kondru
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